

PALM VALLEY

September 2019 | Real Estate Market Report

Another Listin' With Kristan
Under Contract in 16 days!
\$1,700,000
125 S. Roscoe Boulevard



VIRTUAL TOUR



kw
KELLERWILLIAMS.

Presented by Kristan Cloud-Malin
Your Palm Valley Real Estate Specialist & Neighbor

“What to say about Kristan? She was our Superwoman Realtor! After spending nearly two years building the home of our dreams, we decided to sell only shortly after moving in due to medical reasons. Kristan and I were neighbors for only a short period of time but during that time, I got to know her personally and professionally. It was a no brainer. I called her early one morning, we met and with all the empathy in the world, she understood the circumstances, got the home listed and within 2 days had a cash offer bidding war and the house under contract. We closed seamlessly within 30 days. Kristan is an amazing person and an equally amazing Realtor.”

— Brittany and Joe Miller, Ponte Verda Beach



Intracoastal Homes

Average Active List Price	\$2,161,929
Average Sold Price	\$1,413,719
Average Sold Price/List Price Ratio	88%



Average Sold Price per SQ. FT.



Average Days on Market (Sold)

Non-ICW Homes

Average Active List Price	\$742,150
Sold Price	\$830,307
Sold Price/List Price Ratio	95%



Sold Price per SQ. FT.



Days on Market (Sold)

Intracoastal Lots

Average Active List Price	\$944,333
Sold Price	\$879,500
Sold Price/List Price Ratio	90%



Sold Price Per Front Foot



Days on Market (Sold)

Non-ICW Lots

Average Active List Price	\$684,889
Average Sold Price	\$185,000
Average Sold Price/List Price Ratio	74%



Sold Price Per Acre



Days on Market (Sold)

*Data pulled from the NEF MLS for the period of January 1st - August 31st, 2019

Whether you're looking for an investment property or looking to relocate, upsize or downsize, I can help achieve your goals. Call me today at **904.382.5526**.



Kristan Cloud-Malin, PA
REALTOR®, RRC

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*Listin' with
Kristan*



PALM VALLEY

Real Estate Market Report

If you want to know what your home would sell for in today's market, contact me today at **904.382.5526**.

HOMES CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: **14**

List Price Range: **\$1,150,000-\$5,500,000**

NON-ICW HOMES

Non-ICW Homes Currently Active: **6**

List Price Range: **\$795,000-\$983,000**

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **3**

List Price Range: **\$549,000-\$1,625,000**

NON-ICW LOTS

Non-ICW Lots Currently Active: **9**

List Price Range: **\$295,000-\$1,500,000**

There are 2 lots and 5 homes currently under contract in Palm Valley.
There are 3 price reductions since last month.
There are 3 new listings since last month.
There are 4 properties sold since last month.

For more information on any home or lot, contact me today at **904.382.5526**.

PROPERTIES SOLD IN PALM VALLEY YEAR-TO-DATE

Status	Address	Property Type	Intracoastal				Est. Sq. Ft.	Original List Price	Sold Price	Sold PSF	Sold Date	Days on Market
			Y/N	Beds	Baths							
Sold	371 N Roscoe Boulevard	Single Family Home	Yes	4	5	3,915	\$1,275,000	\$1,050,555	\$268.20	08/28/19	219	
Sold	411 1/2 N Roscoe Boulevard	Single Family Home	Yes	2	2	1,440	\$1,195,000	\$950,000	\$659.72	06/24/19	239	
Sold	331 S Roscoe Boulevard	Single Family Home	Yes	5	6	6,960	\$2,695,000	\$2,350,000	\$337.64	06/19/19	392	
Sold	53 1/2 N Roscoe Boulevard	Single Family Home	Yes	4	3	2,525	\$1,275,000	\$1,085,000	\$429.70	06/14/19	93	
Sold	25 N Roscoe Boulevard	Single Family Home	Yes	5	5	5,336	\$2,999,000	\$2,884,750	\$541.00	05/03/19	0	
Sold	227 N Roscoe Boulevard	Single Family Home	Yes	5	5	4,717	\$1,390,000	\$1,285,000	\$272.00	04/29/19	592	
Sold	41 Cat Road	Single Family Home	Yes	3	3	3,697	\$1,195,000	\$1,100,000	\$298.00	03/01/19	113	
Sold	96 N Roscoe Boulevard	Single Family Home	No	5	4	3,097	\$910,000	\$961,479	\$310.45	08/23/19	0	
Sold	98 Cat Road	Single Family Home	No	3	3	3,697	\$169,900	\$135,000	N/A	08/19/19	85	
Sold	264 N Roscoe Boulevard	Single Family Home	No	6	5	4,684	\$1,399,000	\$1,410,667	\$301.67	08/13/19	231	
Sold	40 N Roscoe Boulevard	Single Family Home	No	5	4	3,285	\$1,175,000	\$1,215,000	\$369.89	06/26/19	303	
Sold	131 S Wilderness Trail	Single Family Home	No	4	4	3,192	\$799,000	\$735,000	\$230.26	05/22/19	95	
Sold	650 N Wilderness Trail	Single Family Home	No	4	3	2,428	\$899,900	\$855,000	\$352.00	03/22/19	180	
Sold	17 Palm Lane	Single Family Home	Yes	6	4	2,484	\$649,000	\$605,000.00	\$243.56	01/11/19	87	
Sold	160 S Roscoe Boulevard	Single Family Home	No	3	2	2,372	\$500,000	\$500,000.00	\$210.79	01/04/19	5	
Sold	37 S Roscoe Boulevard	100' X 400'	Yes	N/A	N/A	N/A	\$939,000	\$800,000	N/A	07/29/19	154	
Sold	197 Roscoe N Boulevard	75'x 400'	Yes	N/A	N/A	N/A	\$795,000	\$725,000	N/A	07/08/19	45	
Sold	7 Palm Lane	106' x 200'	Yes	N/A	N/A	N/A	\$695,000	\$660,000	N/A	05/21/19	290	
Sold	217 S Roscoe Boulevard	150'x400'	Yes	N/A	N/A	N/A	\$1,399,000	\$1,312,500	N/A	06/13/19	278	
Sold	27 N Roscoe Boulevard	100' x400'	Yes	N/A	N/A	N/A	\$999,000	\$900,000	N/A	01/04/19	43	
Sold	142 N Roscoe Boulevard	.46 Acres	No	N/A	N/A	N/A	\$215,000	\$185,000	N/A	02/28/19	168	

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Each Office is Independently Owned
and Operated.



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125 S. Roscoe Boulevard

3 BEDS | 4 BATHS | 4,032 SQUARE FEET | LISTED AT \$1,700,000

Serenity the moment you enter this 1999 Bryan Lendry custom brick home with 2 x 6 construction and 100' on the ICW. Kitchen is three years old and designed by a Johnson and Wales trained chef. Equipped with Thermador Professional series appliances, dual convection electric ovens, six burner gas cooktop, flat grill, warmer oven, wine cooler and two sinks. The large summer kitchen area has a pecky cypress ceiling, Italian stone floor and a retractable screen.

If you would like your home professionally marketed and featured in my publications, which are mailed to hundreds of potential buyers every month, call me at **904.382.5526**.